

RESOLUTION NO. 2016-P006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL (1) APPROVAL OF COMPREHENSIVE PLAN CP-P2015054; ZONING CODE MAP AMENDMENT ZCMA-P2015055; GENERAL PLAN MAP AMENDMENT GPMA - 2015056; AND TENTATIVE TRACT MAP TTM-2015057 FOR PROPOSED PLANNED DEVELOPMENT DISTRICT NO. 14, CONSISTING OF THE SUBDIVISION OF A CURRENT 4.35 ACRE R1 ZONED LOT, INTO 10 NEW LAND LOTS FOR THE DEVELOPMENT OF EIGHT NEW SINGLE FAMILY HOMES, RETENTION OF ONE EXISTING SINGLE FAMILY HOME; AND DEVELOPMENT OF A 90 UNIT/110 BED SENIOR CITIZEN RESIDENTIAL CARE FACILITY FOR ASSISTED LIVING AND MEMORY CARE LOCATED AT 3814 LENAWEE AVENUE; AND (2) ADOPTION OF THE RELATED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM.

(Comprehensive Plan CP-P2015054;
Zoning Code Map Amendment ZCMA-P2015055
General Plan Map Amendment GPMA-2015056
Tentative Tract Map TTM-2015057)

WHEREAS, on May 28, 2015, R and D Development, LLC (the "Applicant"), filed applications for a Comprehensive Plan, Zoning Code Map Amendment, General Plan Map Amendment, and Tentative Tract Map for proposed Planned Development District No. 14 (PD 14), consisting of the subdivision of an existing 4.35 acre R1 Zoned lot, into 10 new land lots, nine of which will be R1 style single family parcels each developed with a two-story single family home and two-car garage; and the tenth lot containing a 90 unit/110 bed senior citizen residential care facility for assisted living and memory care (the "Project"), the Project site is described more fully as Assessor Parcel Numbers 4204-010-010 and 4204-010-011; in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, in order to implement the proposed Project, approval of the following applications are required:

1 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
2 Municipal Code (CCMC), the following findings are hereby made:

3 **Comprehensive Plan for Proposed Planned Development Zoning District No. 14:**

4 As outlined in CCMC Title 17, Section 17.560.020, the following required findings for a
5 Comprehensive Plan are hereby made:

6 **A. The proposed Comprehensive Plan can be substantially completed within four**
7 **years.**

8 The Project is planned and scheduled to be completed within two and one half years
9 and the Applicant will construct the Project in three phases. Construction is expected
10 to begin in late 2016 with full build-out and occupancy in early to mid-2019.

11 **B. The proposed development is capable of creating an environment of sustained**
12 **desirability and stability or adequate assurance will be provided such objective**
13 **will be attained.**

14 The Project's land uses, consisting of nine single family homes and an assisted living
15 facility will create an environment of sustained desirability and stability. The nine single
16 family homes will continue the single family pattern of the surrounding neighborhood to
17 the east and south of the Project site. The single family lots will be developed consistent
18 with the similar R1 development standards that the surrounding single family properties
19 are subject to. This includes lot size, dwelling size, parking, setbacks, and height and
20 number of stories. Public right-of-way improvements including a new cul-de-sac, the
21 widening of an existing street, new sidewalks and street trees, and street parking spaces
22 will be consistent with the existing single family development patterns of the Blair Hills
23 neighborhood.

24 The assisted living facility will be oriented towards the north and east adjacent to multi-
25 family housing and La Cienega Boulevard, a high speed, controlled access road. At its
26 closest point to the single family homes south of it, the facility height will not exceed two
27 stores and 32 feet, similar to the surrounding single family homes. On-site landscaping
28 and above code required parking for the facility will contribute to the facility's ability to
29 co-exist with surrounding residential areas while lessening potential impacts. The
assisted living facility will also provide a stable environment for senior citizens with health
conditions that prevent independent living and will create a sustained and desired place
for families needing such facilities.

26 **C. The proposed uses will not be substantially detrimental to present and potential**
27 **surrounding uses but will have a beneficial effect.**

28 The single family portion of the Project will continue the single family land use pattern in
29 the neighborhood while adding street trees, sidewalks, and street parking. This

1 continued land use pattern with added public right-of-way amenities will be beneficial to
2 the surrounding area. The assisted living facility will be self-contained with above code
3 required parking, landscaping including trees to help soften the care facility's massing,
4 and at its closest point to the single family homes south of it, it will be two stories and 32
5 feet, similar to single family development standards. Because the area south of it is at
6 a higher elevation, at two stories, those homes would be looking down into the assisted
7 living facility and currently at a single story, the homes are at the same level as the
8 second story of the care facility. Overall future potential development will not negatively
9 affected by the residential care facility. The site is currently a large vacant lot and the
10 proposed development is sensitive to the existing neighborhood and will integrate well
11 into the Blair Hills community and the proposed uses will not be detrimental to
12 surrounding single family and multi-family uses.

13 **D. The streets and thoroughfares serving the development are suitable and adequate**
14 **to carry anticipated traffic and the development will not generate traffic that will**
15 **overload the adjacent street network.**

16 A traffic impact analysis for the Project was prepared and finalized as part of this Project.
17 The traffic study did not identify significant impacts to intersections or street segments
18 and adjacent streets such as Lenawee Avenue and La Cienega Boulevard are adequate
19 to serve the Project. Further the Project will create a new cul-de-sac street capable of
20 carrying traffic from both the single family homes and the residential care facility. With
21 Project required widening of Lenawee Avenue, a deceleration lane along La Cienega
22 Boulevard, new sidewalks and street trees, new street lights, and the new cul-de-sac,
23 streets serving the development are suitable.

24 **E. The proposed development is compatible with the surrounding area.**

25 The surrounding area is comprised of single family homes to the east and south, multi-
26 family housing to the north, and a high speed, controlled access road to the east. The
27 proposed development will place the single family development towards the existing
28 single family neighborhood to the south and west and the assisted living facility which is
29 closer in use type, to the multi-family homes will face its front towards those multi-family
homes and the major boulevard to the east. The single family, two-story homes with
two car garages will be built similar to surrounding single family homes. The residential
care facility will be split into a two story/32 foot high section closest to the existing single
family homes and thus compatible with existing uses and into a three story/45 foot high
section closer to the multi-family housing north of the site. The varied proposed uses
and split height for the assisted living facility achieve compatibility with single family and
multi-family neighborhoods surrounding the site. On-site landscaping for the assisted
living, adequate parking, new street trees and street lights, new sidewalks and a
widened road all combine to further assure compatibility.

1 **F. The types and locations of any proposed commercial development can be**
2 **economically justified.**

3 The assisted living facility will be approximately 75,394 square feet and will consist of
4 90 units with 110 beds total. The 90 units will be divided into 22 memory care units, 41
5 studios, 25 one-bedroom units, and two two-bedroom units. There will be a kitchen and
6 common dining area, activity areas, a theatre, gym, classroom/computer room, library,
7 offices and nursing stations, and outside open space and courtyard areas. The target
8 population will be senior citizens, including veterans, who due to age or medical
9 conditions cannot live independently and memory care patients. As the Baby Boom
10 generation continues to age the percentage of the overall population that is 65 years or
11 older will continue to increase and demand for assisted living facilities will also increase.
12 Advancement in medicine has prolonged life and people are more likely now than in the
13 past to reach their late 70's or early 80's. With age comes a breakdown in the human
14 body, including the inability to retain memory, resulting in a need to live where one can
15 be helped with daily functions and activities ranging from bathing, to taking prescribed
16 medication, to eating at the proper time. The assisted living facility will meet this demand
17 and it is expected to succeed economically with the amenities listed above attracting
18 families wishing to place older relatives in a place that offers mental and physical
19 stimulation.

20 **G. The Comprehensive Plan is in conformance with the General Plan, or a concurrent**
21 **General Plan amendment is in process.**

22 The current Culver City General Plan land use designation for the site is Low Density
23 Single Family and a General Plan Map amendment is being processed concurrently to
24 change the land use designation to Planned Development. The General Plan Land Use
25 Designation of Planned Development recognizes existing or proposed large residential
26 complexes which often consist of more than one building on a site of one acre or larger.
27 The intent of the designation is to take advantage of the opportunity provided by large
28 scale development parcels to develop residential complexes that integrate aesthetic and
29 functional design both within the complex and the larger community. The Planned
Development designation for this site will allow a separation of uses between the single
family and assisted living portions with the assisted living section closer in function with
multi-family housing to the north. Use of the reminder of the site for nine new single
family lots will be consistent with the existing Low Density Single Family designation.
However to ensure a unified and integrated design that assures compatibility for the two
types of uses on the Project site, the single family portion will also be part of the Planned
Development designation.

The single family portion of the Project will be consistent with: General Plan Land Use
Objective 1 – Neighborhood Character – because the single family lots will be consistent
with surrounding single family lots thus protecting the low to medium density character
of Culver City's residential areas; General Plan Land Use Objective 2 – Housing Supply
– because the Project will result in eight new homes; General Plan Land Use Objective
5 – Economic Activity – because the assisted living will encourage a new business

1 opportunity that will help to serve local and regional communities in need of assisted
2 living.

- 3 **H. Any exception from the standards and requirements of this Title is warranted by**
4 **the design and amenities incorporated in the Comprehensive Plan and is desired**
5 **by the Council.**

6 No exceptions to the standards and requirements of the City's Zoning Code have been
7 requested for this Project.

- 8 **I. Existing and proposed utility services are adequate for the proposed uses.**

9 Review of the Project by the City's Public Works Department has determined that the
10 proposed utility services and existing utilities that will serve the site are adequate for the
11 proposed uses.

- 12 **J. The Comprehensive Plan has complied with all applicable City requirements.**

13 The Comprehensive Plan has been prepared in conformance with the Culver City
14 Municipal Code, including the Zoning and Building Codes. This includes submission
15 and review of a proposed site plan and uses; preliminary building plans; landscaping,
16 and lighting; and civil engineering plans. Review by City departments of these plans
17 has determined that the Comprehensive Plan is in compliance with all applicable City
18 requirements.

19 **Planned Development (PD 14) Zoning Code Map Amendment and General Plan Map**
20 **Amendment:**

21 As outlined in CCMC Title 17, Section 17.620.030, the following required findings for a Zoning
22 Code Map Amendment and General Plan Map Amendment are hereby made:

- 23 **1. The proposed amendment ensures and maintains internal consistency with the**
24 **goals, policies, and strategies of all elements of the General Plan and will not**
25 **create any inconsistencies with the Zoning Code, in the case of a Zoning Code**
26 **amendment.**

27 The proposed zoning code map amendment will ensure and maintain internal
28 consistency with the General Plan because concurrent with this recommended approval
29 there will be a General Plan Map Amendment that changes the site's designation from
Low Density Single Family to Planned Development. Planned Development is the
appropriate General Plan designation for a Planned Development Zoning Designation.
The General Plan Land Use Designation of Planned Development states that it is
established in recognition of existing or proposed large residential complexes which
often consist of more than one building on a site of one acre or larger. The intent of the
designation is to take advantage of the opportunity provided by large scale development

1 parcels to develop residential complexes that integrate aesthetic and functional design
2 both within the complex and the larger community.

3 A Planned Development or PD Zone is applied to sites suitable for large scale
4 development. The PD zoning district can also be applied to sites suitable for combined
5 commercial, residential and/or live/work uses within a physically integrated and
6 contiguous area. The Project proposes to combine both single family residential and a
7 residential care facility within one physically integrated and contiguous area. The
8 proposed PD Zone at 4.34 acres meets the minimum one acre or larger requirement for
9 PD zones.

10 With City approval of the proposed amendments, the Project will be consistent with
11 General Plan Land Use Objective 1 – Neighborhood Character – because the single
12 family lots will be consistent with surrounding single family lots thus protecting the low
13 to medium density character of Culver City's residential areas; General Plan Land Use
14 Objective 2 – Housing Supply – because the Project will result in 8 new homes; General
15 Plan Land Use Objective 5 – Economic Activity – because the assisted living will
16 encourage a new business opportunity that will help to serve local and regional
17 communities in need of assisted living.

18 **2. The proposed amendment would not be detrimental to the public interest, health,
19 safety, convenience or welfare of the City.**

20 The General Plan Planned Development designation will guide the zoning for the site.
21 The zone change to Planned Development will focus the types of uses allowed in the
22 Comprehensive Plan consistent with the accompanying plans for the Project. The new
23 zoning designation and the accompanying Comprehensive Plan will establish
24 development standards for the single family lots and the assisted living lot ensuring
25 height, setbacks, and required parking for both uses are established to diminish potential
26 impacts to surrounding areas. The General Plan Map and Zoning Map Amendments
27 will not be detrimental to the public interest, health, and safety because it will establish
28 Planned Development as the appropriate land use designation for the site and
29 implement the Project development and land use standards through the accompanying
Comprehensive Plan. Further the amendment, and Project, have been reviewed by City
Departments to ensure compliance with all relevant City standards, codes and policies
and Project conditions and mitigations will also lessen any potential impacts.

30 **3. The proposed amendment is in compliance with the provisions of the California
31 Environmental Quality Act (CEQA).**

32 The proposed Zoning Code Map Amendment and General Plan Map Amendment is in
33 compliance with CEQA as more fully detailed in the Project's environmental
34 documentation, including, but not limited to, the Initial Study, Mitigated Negative
35 Declaration and Project traffic study. Potential impacts to various environmental factors

1 as reviewed in the Initial Study will be mitigated through on-site monitoring during all
2 excavations to ensure cultural resources are not destroyed; implementation of a 100
3 foot wide "no-build" zone to address impacts from a known earthquake fault; proper lead
4 and methane abatement and well abandonment to address hazardous materials; and
5 various noise reduction measures to address construction related noise. In accordance
6 with CEQA, the Project's greenhouse gas emission impacts were reviewed and found
7 to have a less than significant environmental impact on the surrounding area.

8 As outlined in CCMC Title 17, Section 17.620.030.B, the following additional required finding
9 for a Zoning Code Map Amendment is hereby made:

10 **4. The site is physically suitable (including access, provision of utilities,
11 compatibility with adjoining land uses and absence of physical constraints) for
12 the requested zoning designation(s) and anticipated land use development.**

13 A complete review by City staff has determined that the Project site is in compliance
14 with all applicable design standards and all public services can be provided; therefore,
15 the site is physically suitable (including access, provision of utilities, compatibility with
16 adjoining land uses and absence of physical constraints) for the requested zoning
17 designation and anticipated land use development as outlined in the Comprehensive
18 Plan.

19 The PD 14 Zone will allow single family homes on single family lots situated around a
20 new cul-de-sac and a widened portion of Lenawee Avenue, consistent with the adjoining
21 single family neighborhood to the south and west of the site. The assisted living facility
22 will be oriented towards a multi-family neighborhood to the north and will have entry
23 access off of a La Cienega Boulevard, a major high speed arterial, with a deceleration
24 lane. Direct access onto the single family neighborhood will occur only for exiting of the
25 facility with an exit driveway ending at the cul-de-sac bulb. The project will respect
26 surrounding land uses with required setback, height, and parking requirements as stated
27 in the Comprehensive Plan. The assisted living facility lot is large enough to
28 accommodate a split level building with one portion at two stories/32 feet in height
29 closest to the single family neighborhood and a second portion at three stories/45 feet
in height closest to the multi-family dwellings. Vehicular access to the Project site has
been located at physically suitable locations on La Cienega Boulevard, a widened
portion of Lenawee Avenue, and a new cul-de-sac.

In sum, the proposed single family residential and residential care facility uses are
compatible with existing land uses. The site has two frontages making it ideal for two
different access points – one off of Lenawee Avenue for the residential portion and one
of La Cienega Boulevard for the residential care facility portion.

Tentative Tract Map No. 72659:

1 As outlined in CCMC Title 15, Section 15.10.265, the following required findings for a Tentative
2 Tract Map are hereby made:

3 **A. The proposed map is consistent with the General Plan.**

4 This subdivision is in conformance with the goals, policies and strategies of the General
5 Plan. Specifically, the subdivision and related development allowed for in the
6 accompanying Comprehensive Plan is consistent with the Project site's proposed
7 General Plan Land Use "Planned Development" designation and surrounding General
8 Plan Land Use "Low Density Single Family" designation.

9 **B. The design of the proposed subdivision is consistent with the General Plan.**

10 The design of the proposed subdivision and accompanying Comprehensive Plan is
11 consistent with the proposed General Plan Land Use "Planned Development"
12 designation. Also the design of the proposed subdivision and accompanying
13 Comprehensive Plan is consistent with the General Plan Planned Development policy
14 to take advantage of the opportunity provided by large scale development parcels to
15 develop residential complexes that integrate aesthetic and functional design both within
16 the complex and the larger community. The subdivision and accompanying
17 Comprehensive Plan fulfills the City's goals of creating a sustainable, place-making
18 development that brings single family housing and assisted living services in a
19 compatible and co-existing manner with surrounding Blair Hills neighborhood.

20 **C. The site is physically suitable for the type of development.**

21 At 4.35 acres the Project site is physically suitable for the proposed subdivision. The
22 Project site, as designed through the accompanying Comprehensive Plan, can
23 accommodate the proposed nine single family lots and homes and the 90 unit/110 bed
24 assisted living facility with accompanying parking spaces for both types of use.

25 **D. The site is physically suitable for the proposed density of development.**

26 The Project site is physically suitable for the density/massing of the proposed Project as
27 outlined in the accompanying Comprehensive Plan. The subdivision can accommodate
28 the proposed nine single family lots and homes and the 90 unit/110 bed assisted living
29 facility. The land subdivision will occur on existing contiguous land parcels and will not
result in physical divisions of existing commercial and residential neighborhoods beyond
the Project site.

**E. The design of the subdivision is not likely to cause substantial environmental
damage or substantially and avoidably injure fish or wildlife or their habitat.**

1 The proposed tentative tract map subdivision together with the onsite and offsite
2 improvements and Project conditions will not cause any known environmental damage
3 and will not damage any fish and/or wildlife habitats because such fish and/or wildlife
4 habitats do not exist on or near the site. The majority of the site is currently vacant with
5 vegetation but void of any rare or endangered species. The Project site does not serve
6 any known habitat for fish or other wildlife however a Project condition will require nest
7 monitoring during all removal of trees.

8 **F. The design of the subdivision is not likely to cause serious public health
9 problems.**

10 The proposed tentative tract map subdivision will not cause any known serious public
11 health problems, after implementation of the onsite and offsite improvements and
12 conditions; compliance with all applicable subdivision, Comprehensive Plan, and Zoning
13 Code development standards; and compliance with all Project conditions of approval
14 required by the reviewing City Departments, such as the Fire Prevention Division,
15 Planning Division, Building and Safety Division and the Engineering Division. The uses
16 proposed for this subdivision are consistent with single family and residential care facility
17 land uses allowed in accompanying Comprehensive Plan.

18 **G. The design of the subdivision will not conflict with easements, acquired by the
19 public at large, for access through or use of, property within the proposed
20 subdivision.**

21 The proposed Tentative Tract Map subdivision and the onsite and offsite improvements
22 will not conflict with any existing and/or proposed easements. There will be public right-
23 of-way easements for the widening of Lenawee Avenue and for the creation of a new
24 cul-de-sac street and new homes associated with the subdivision will not be constructed
25 over the existing 10 foot wide storm drain easement at the west end of the Project site.
26 The subdivision will not affect public right-of-way access and use requirements or
27 placement of utilities within the public right-of-way at either above surface, at surface, or
28 below surface areas.

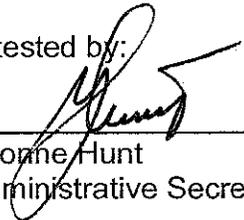
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SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
Commission of the City of Culver City, California, hereby recommends to the City Council (1)
approval of Comprehensive Plan CP-P2015054; Zoning Code Map Amendment ZCMA-
P2015055; General Plan Map Amendment GPMA-2015056; and Tentative Tract Map TTM -
2015057, subject to the conditions of approval as set forth in Exhibit "A" (Conditions of
Approval) which include mitigations measures resulting from the Mitigated Negative

1 Declaration/Initial Study, attached hereto and incorporated herein by this reference; and (2)
2 adoption of a related Mitigated Negative Declaration and Mitigation Monitoring and Reporting
3 Program.

4 APPROVED and ADOPTED this 8th day of June 2016.

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7 
8 KEVIN LACHOFF, CHAIRPERSON
9 PLANNING COMMISSION
10 CITY OF CULVER CITY, CALIFORNIA

11 Attested by:

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13 Yvonne Hunt
14 Administrative Secretary
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